




# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager 

DATE: July 12, 2006

SUBJECT: **REPORT OF THE MINUTES OF THE LAND USE AND DEVELOPMENT COMMITTEE MEETING OF TUESDAY, JUNE 6, 2006.**

A meeting of the Land Use and Development Committee was held on Tuesday, June 6, 2006 at 4:00 p.m. in the City Manager's Large Conference Room. The following were in attendance: Commissioners Matti Herrera Bower and Jerry Libbin. Members of the City Administration and the public were also in attendance, see sign in sheet attached. The meeting was called to order at 4:25 p.m.

### OLD BUSINESS

1. **DISCUSSION REGARDING "UTILITY LINE CLEARING," AN FPL PROPOSED ORDINANCE FOR THE VILLAGE OF PALMETTO BAY, FLORIDA.**

**ACTION:** The Committee requested that the Administration prepare an ordinance dealing with private property and return to Land Use and Development Committee for further review and discussion.

2. **DISCUSSION ON PARTY HOUSES.**

**ACTION:** The Committee instructed the Administration to address the various comments and suggestions received at the meeting and return to the Land Use and Development Committee with a revised ordinance for further discussion.

3. **DISCUSSION ON ORDINANCE PROHIBITING HEIGHT VARIANCES WITHOUT CITY COMMISSION APPROVAL OR PUBLIC REFERENDUM.**

**ACTION:** The Land Use and Development Committee decided to have height variances granted by the Board of Adjustment be also required to obtain City Commission approval. The Administration was directed to place the item on the July 12, 2006 City Commission meeting for full discussion by the Commission.

4. **DISCUSSION REGARDING THE 90-DAY TIME PERIOD WHEN ZONING IN PROGRESS STARTS AFTER A POSITIVE RECOMMENDATION FROM THE PLANNING BOARD AND SCHEDULED FOR THE CITY COMMISSION MEETINGS.**

**ACTION:** The Administration was instructed to forward the proposed ordinance to the Planning Board and include the sentiment of the Land Use and Development Committee that 120 days may be sufficient.

Agenda Item \_\_\_\_\_

Date \_\_\_\_\_

5. DISCUSSION ON HISTORIC PRESERVATION BOARD RESOLUTION PERTAINING TO THE TRANSFER OF DEVELOPMENT RIGHTS (TDR's).

ACTION: Item not reached.

6. DISCUSSION REGARDING THE .5 FAR BONUS IN EXISTING ZONING CODE FOR MIXED USE DEVELOPMENTS AND RESERVING SUCH BONUS FOR AFFORDABLE HOUSING/WORKFORCE HOUSE. Referral from the April 11, 2006 City Commission Meeting. Continued from the May 8, 2006 Committee meeting.

ACTION: Item not reached.

NEW BUSINESS

7. DISCUSSION ON AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY AMENDING LOT COVERAGE, STRUCTURE SIZE, BUILDING HEIGHT AND SETBACK REQUIREMENTS FOR NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION AND BY AMENDING THE CRITERIA AND PROCEDURAL THRESHOLDS FOR THE REVIEW AND APPROVAL OF NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION INCLUSIVE OF THE CREATION OF A NEW SINGLE-FAMILY RESIDENTIAL REVIEW PANEL; PROVIDING CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

ACTION: Refer the proposed ordinance to the July 12, 2006 Commission Meeting for Public Hearing.

8. DISCUSSION ON NON-CONFORMING STATUS OF CONDO CONVERSIONS.

ACTION: The Administration will outline and further define the issues and bring back to the Land Use and Development Committee at a future date.

The meeting adjourned at 6:00 P.M.

JMG/TH/JGG/lr  
Attachments

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# LAND USE AND DEVELOPMENT COMMITTEE MEETING

June 6, 2006 @ 4:00 P.M.

City Manager's Large Conference Room

## Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Jorge Gomer	jgomer@miamicbeachfl.gov	7550	7559
2. Harvey Wilensky	harvey@cci-sw.com		
3. Danielle Blake	danielle@miamire.com	3/468-7015	3/468-7070
4. Michael Brennan	PA @ BRGMANCONSULTING.NET	44-7049	
5. AC WEINSTEIN	AC WEINSTEIN@MIAMIBEACHFL.GOV	* 6157	
6. CHRIS LATT	christopherl@miamicbeachfl.gov		
7. John Odenburg	JohnOdenburg@miamicbeachfl.gov	6820	7725
8. BEN HARVEY	KHAPPMKEY@AOL.COM	3/610-7856	305-532-4269
9. Richard Kuper	RKuper@aol.com	305-532-1054	
10. Brad Meuter	bmeltzer@km-plaza.com	786-553-5207	
11. Margie Wilensky	margie@cci-sw.com	305-538-1145	
12. Hans C Mueller	HANSMUELLER@AOL.COM	305-333-0055	305-673-8444
13. Lynn W Bernstein	lynnbernstein@miamicbeachfl.gov	6178	
14. Vivian Graham	VIVIANGRAHAM@MIAMIBEACHFL.GOV	7077	673-7772
15. Tim Rose	TIM.ROSE@PHSISLANDS.ORG	305-629-2617	
16. REUBEN CARROLL	rcarroll@miamicbeachfl.gov	305-673-7000	Ext 6467
17. Gary Held			
18. Jeff Donner		305 673-7470	
19. RICHARD LORBER		673-7550	
20. Jimmy McMillin		* 6805	

# LAND USE AND DEVELOPMENT COMMITTEE MEETING

June 6, 2006 @ 4:00 P.M.  
City Manager's Large Conference Room

## Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Esther Rodriguez	esther.rodriguez@miamibeachfl.gov	6528	
2. R. Middaugh	@	6163	
3. Hilda Fernandez	@	2568	
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